

**MINUTES OF THE
CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM
TWO CENTENNIAL PLAZA – SUITE 700
805 CENTRAL AVENUE
October 7, 2005**

CALL TO ORDER

Mr. Faux called the meeting to order at 9 am.

Commission Members: Mr. Faux, Ms. McCray, Mr. Mooney, Scott Stiles and Mr. Tarbell

Absent: Ms. Hankner, Mr. Paddock and Mr. Rager

Community Development and Planning Staff:

Margaret Wuerstle, Renee Christon, Adrienne Cowden, Caroline Kellam, Kathryn Keough-Jurs, and Jennifer Walke

Law Department: Pat King

APPROVAL OF MINUTES

Submission of the minutes from September 16, 2005 Planning Commission meeting for approval.

Motion:	Ms. McCray motioned approval of minutes.
Second:	Mr. Mooney
Ayes:	Mr. Faux, Ms. McCray, Mr. Mooney and Scott Stiles
Nays:	None, motion carried

CONSENT ITEMS

- | | |
|----------------|--|
| ITEM #1 | A report and recommendation on the sale of an unnamed alley west of Isis Avenue in Mt. Lookout to Ferooz Rezvannejad. |
| ITEM #2 | A report and recommendation on the lease of a portion of Doerr Alley in Over-the-Rhine to Tender Mercies, Inc. |
| ITEM #3 | A report and recommendation on the ordinance accepting a water main easement in the Lincoln Court South Subdivision in the West End neighborhood. |
| ITEM #4 | A report and recommendation on an agreement for the rental of office space and operation of the Regional Operations Center with the Board of County Commissioners of Hamilton County. |
| ITEM #5 | An ordinance authorizing the sale of Omaha Street east of I-71 to 660 Lincoln, LLC. which real property is no longer needed for any municipal purpose. |
| ITEM #6 | A report and recommendation authorizing the City Manger to enter into a lease with 660 Lincoln, LLC, for 8,304 square feet of Melish Place right-of-way west of Stanton Avenue, which property is not needed for any municipal purpose during the term of the lease. |

ITEM #7 A report and recommendation on an ordinance to vacate streets for the Fort Washington Way Phase I Subdivision.

Ms. Wuerstle, Chief Planner notified the Commission that a revised report was being submitted for Item #2. There was a typographic error on the distance of the area. The Distance was to be 112 feet, not 700 feet.

Motion: Mr. Mooney motioned approval of Consent Items #1 - #7 with the revised Report for Item #2.
Second: Ms. McCray
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney and Scott Stiles
Nays: None, **motion carried**

OTHER BUSINESS

Ms. Kraus had advised the Commission that she has been appointed as a monitor to the Cincinnati Park Zone Task Force for the communities. She pointed out that two months ago there was a public hearing held by Chief Planner, Margaret Wuerstle. A separate zoning designation for parks and recreational land was discussed. Twelve communities attended the meeting and supported the idea. Since that particular meeting, the task force has not received an update on what has occurred and she was requesting information on behalf of the task force concerning this zoning issue.

Ms. Wuerstle acknowledged that there was a large turnout from the communities for the Public Staff Conference. All of the neighborhoods were in favor of the designation. She informed Ms. Kraus and the Commission that the separate district for parks and recreational land was being worked on. However, it is more complicated than originally thought. In addition, the Parks Commission is not completely convinced that a separate zoning district is the best course of action.

Ms. Wuerstle pointed out that at this time, the planning staff is working on the creation of nine TIF districts and the zoning study had to be put on hold until the TIF work was completed. This open space designation certainly will be addressed in the near future.

Ms. Kraus wanted to know what was so complicated about creating an open space designation.

Ms Wuerstle pointed out that one of the concerns of the Parks Commission was what would be considered open space. Some of the communities at the public meeting wanted the triangular spaces along streets to be included. Just defining what will be open space is a complicated task. One issue is who would be responsible for maintaining these triangular parcels.

Mr. Mooney pointed out that he is not against the concept of park zoning if it is what the neighborhoods desire and understood that there are other issues that are a priority. He felt that the zoning for the parks should be addressed as soon as time is permitted.

Mr. Tarbell arrived at 9:12

Mr. Faux wanted an update on the public hearing for Northside Plan.

Ms. Wuerstle stated that there were (8) business owners at the meeting on September 26, 2005. The owners indicated that they were willing to work with the Northside neighborhood committee to consider different solutions for the industrial uses. The business owners' felt that the industrial uses and more intense commercial uses were being squeezed out. They suggested maintaining the area as an industrial area with appropriate regulations such as buffers. She informed the Commission that another meeting has been planned for October 11, 2005 and that Mr. Richard Johnson had volunteered to send out notices to the 400 owners of the 1800 properties that would be affected by the plan. She believes the new plan would be presented to the Commission at the November 4, 2005 meeting.

Mr. Scott Stiles had informed the Commission that a Bond Hill Community meeting had taken place on October 6, 2005 concerning the Mill Creek Psychiatric Facility and he asked Ms. Wuerstle to give a summary of that particular meeting.

Ms. Wuerstle explained that the community made it very clear that they did not want a multifamily use, or a correctional use on the 25-acre site. Their suggestions include single-family uses, a senior citizen rental complex, (not necessarily a senior citizen nursing home) and even commercial uses, such as The Rookwood Center in Norwood. They were not ready to commit to one or two ideas and they suggested another meeting in November. The Neighborhoods main concerns were:

1. Having a place where the community could shop and spend their money in their own neighborhood.
2. Jobs for the Bond Hill Residents

Mr. Tarbell asked if the community considered expanding the office park. Ms. Wuerstle responded that they were not interested in just an office park, but would consider a mixed-use facility that included commercial uses.

Mr. Stiles stated that it would be cost prohibitive to consider single family housing for this site because of the clean up that would be required.

Mr. Faux said that the City should look at the long-term benefit such as tax revenues that would be useful to the City. He felt that the use of this site should be looked at more regionally as opposed to just the Bond Hill neighborhood being consulted.

Ms. McCray said that what needs to be considered is the benefits to the City and the neighborhood.

Mr. Tarbell had concerns regarding Item #2 and Tender Mercies plan for Doerr Alley. He wanted to know if leasing the Alley to Tender Mercies would compromise the plans for the Ensemble Theatre. Staff member Jennifer Walke responded by stating that their purpose for the lease request is to install a gate in the area. She did not know of any plans that would affect the theatre.

Ms. Wuerstle said that the staff could research the issue brought up by Mr. Tarbell and the information would be brought to the next Planning Commission meeting October 21, 2005.

ADJOURN

Motion:	Ms. McCray motioned to adjourn.
Second:	Mr. Mooney
Ayes:	Mr. Faux, Ms. McCray, Mr. Mooney, Scott Stiles and Mr. Tarbell
Nays:	None, motion carried

Margaret A. Wuerstle, AICP
Chief Planner

Caleb Faux, Chair

Date: _____

Date: _____